

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: GURINDER BIR SINGH and Ramneet KAUR

TEL:

LOT / PHASE 297 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Six Elev 3		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 10Mar21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 10Mar21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 10Mar21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - DELETE PANTRY TO ACCOMMODATE BUILT-IN OVEN/MICRO 10Mar21 Note:	
1 - KITCHEN - BLU MOTION DRAWERS 10Mar21 Note:	
1 - KITCHEN - SLOW CLOSING CABINETRY 10Mar21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 10Mar21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 10Mar21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 10Mar21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 10Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 10Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 10Mar21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 10Mar21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 10Mar21 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 10Mar21 Note:	
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1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 10Mar21 Note:	
1 - ADD CLEAR GLASS PANEL DOORS TO LIBRARY/HOME OFFICE AT FOYER AS PER SKETCH 27Jul20 Note: DOORS *	
1 - SHARED ENSUITE BEDROOM 3/4 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 27Jul20 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE INCLUDES CHROME KNOB & HINGES 27Jul20 Note: IF CONSTRUCTION PERMITS	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 27Jul20 Note: IF CONSTRUCTION PERMITS	

COUNTER TOP

1 - KITCHEN - FULL HEIGHT QUARTZ BACKSPLASH INCLUDES BEHIND FUTURE CHIMNEY HOOD 10Mar21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 10Mar21 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 10Mar21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 10Mar21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 3/4 VANITY COUNTER TOP 10Mar21 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM 2 VANITY COUNTER TOP 10Mar21 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - FOR 9 FOOT CEILING - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 10Mar21 Note:	
1 - TRIM - UPGRADE 5-1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING 10Mar21 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 10Mar21 Note:	
2 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR FOR FUTURE TV - MASTER BEDROOM & BEDROOM 2 10Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 10Mar21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 10Mar21 Note:	

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1 - 200 AMP ELECTRICAL SERVICE

27Jul20 Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL

10Mar21 Note:

HARDWOOD FLOORING

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF STANDARD TILE- KITCHEN & BREAKFAST

10Mar21 Note:

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

10Mar21 Note:

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

10Mar21 Note:

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

10Mar21 Note:

1 - HARDWOOD - PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

10Mar21 Note:

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM

10Mar21 Note:

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTLE - UPGRADE WHITE PAINT

10Mar21 Note:

PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519

10Mar21 Note: **KITCHEN :**

4 - SINK - UNDERMOUNT SINK - CONTRAC CATENA #4210CIY - ALL ENSUITE BATHROOMS

10Mar21 Note:

1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - POWDER ROOM

10Mar21 Note:

1 - SOAP DISPENSER - CHROME FINISH - MOEN 3942 - KITCHEN

10Mar21 Note:

2 - TOILET - CONTRAC CAYLA 2 PC TOILET #4782BOV/4781BOVU - MASTER ENSUITE BATHROOM & POWDER ROOM

10Mar21 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

10Mar21 Note:

PROMOTIONAL

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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Mar21 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$10,305.00 BALANCE (\$1,695.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/07/2020. 27Jul20 Note:				

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Mar21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 10Mar21 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 10Mar21 Note:	

EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Two Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 10 Mar 21 at 15:49

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

GURINDER BIR SINGH & Ramneet KAUR

/

Candace Forza

10-Mar-21

Property: 297

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Six Elev 3

10-Mar-21

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	ARUBA 614 CRISP WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2	DORAL W-500	431SA
Ensuite Bath - Bedroom 3/4	DORAL W-500	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Slide In Stove

Dishwasher Cabinet

Stove Opening

Fridge Opening

Yes

No

Yes

No

Closed

Open

41" Upper Cabinets

Yes

No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	QUARTZ-BIANCO PAPIRO	#360 EDGE
Master Ensuite Bathroom	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 2	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 3/4	QUARTZ-MISTRAL	#360 EDGE
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

GURINDER BIR SINGH & Ramneet KAUR

/

Candace Forza

10-Mar-21

Property: 297

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Six Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-TITANIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
MUDROOM	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-TITANIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-BIANCO MATTE-8X16	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO MATTE-8X16	
MUDROOM	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL	FULL HEIGHT

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A ☐ Yes ☒ No

Dishwasher Rough-In ☒ Yes ☐ No

Waterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	LINCON-SMOOTH
Interior Trim	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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10-Mar-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
Family Room	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
Den / Library / Study	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
KITCHEN & BREAKFAST	STRIP-MIRAGE-TRU BALANCE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE RIO MAPLE
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE RIO MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE RIO MAPLE
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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10-Mar-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M6			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			NERO			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary


Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.


2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

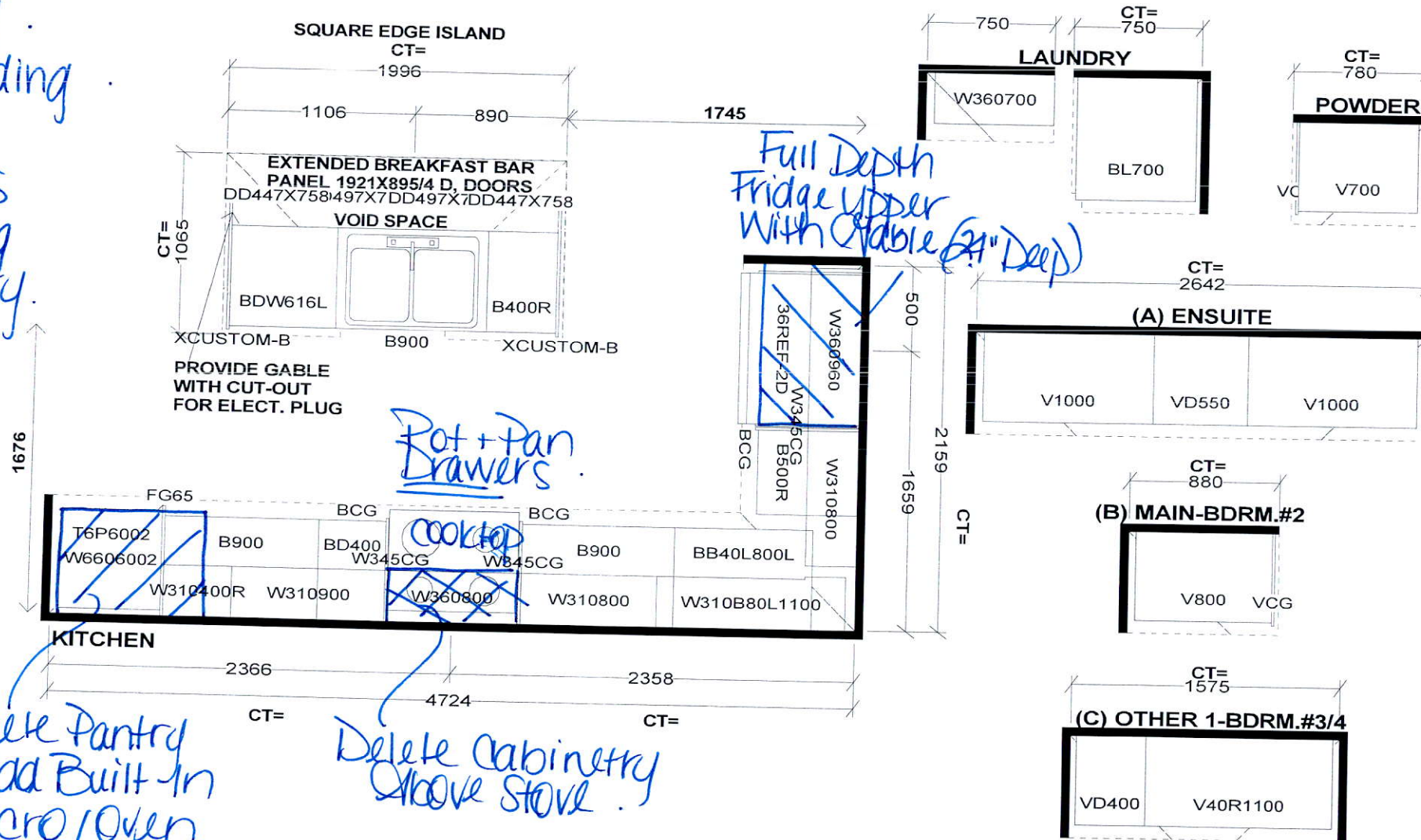
Date: _____

Signature: 

Date: _____

Kitchen

- upg. 2 Aruba Cabinetry.
- am 11 moulding
- Blu motion Drawers
- slow closing Cabinetry.



Selba Industries

J#

W WDTH _____ W HGHT _____ W CNT _____

FLOOR HGHT _____ DOOR HGHT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.



DESIGNER: KS
DATE: MAY 13 20
REV'D AUG 27 20

JOB NUMBER:

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.3

MODEL: VALLEYCREEK 6X EL 1,2,3

LOT #:

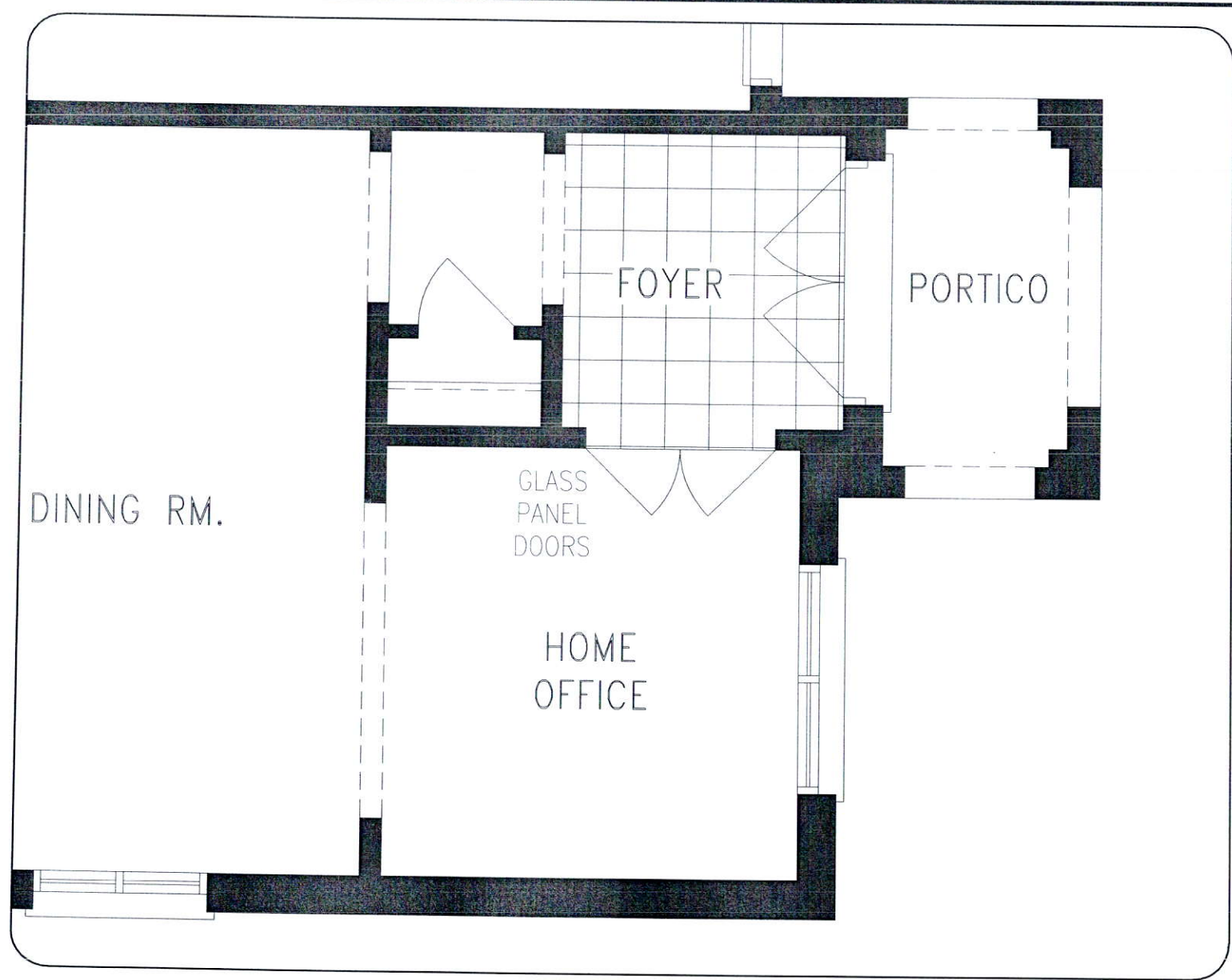
LOT 297
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 6
ELEV. 3

REVISION:

1. CONVERT LIBRARY TO HOME OFFICE, ADD GLASS PANEL DOORS AS PER SKETCH

○ ○



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.
BY
VG
PAGE No.
1 OF 1

Greenpark™

Add Plug Above Fireplace

Electrical for B.I Appliances

Add Light Above Island

Add Clear Glass Panel Doors

Smooth Ceiling

Enlarged Basement Windows

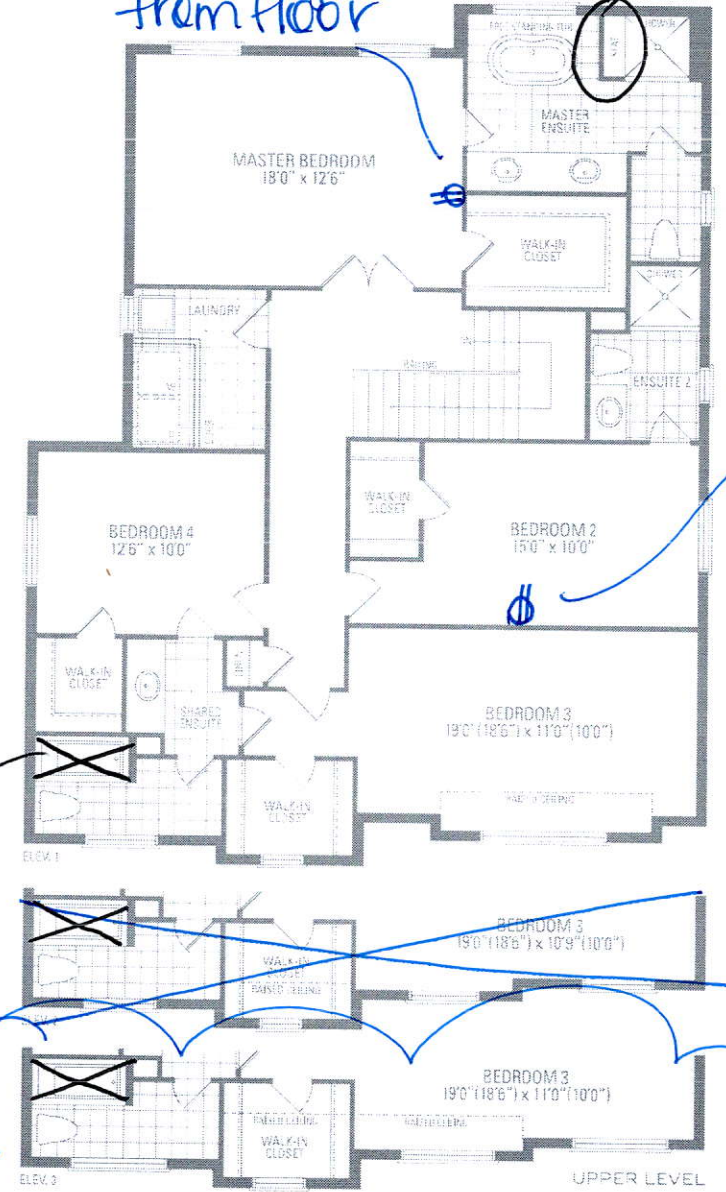
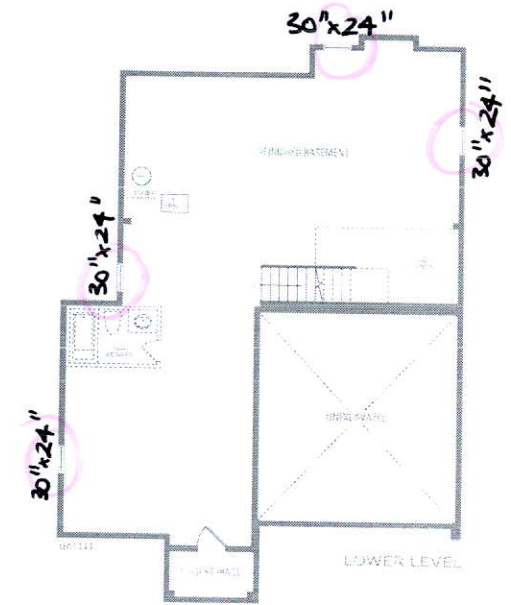
Add Plug 5' from floor

Frameless Glass Shower Enclosure

Add Plug 5' from floor

shower

200 AMP



VALLEYCREEK SIX ELEV. 1 • 2,836 sq.ft. | ELEV. 2 + 3 • 2,830 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variations. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to change. E. & C. E. May 2020